

BOBBING PARISH COUNCIL

MINUTES OF THE MONTHLY PARISH COUNCIL MEETING

Held on Wednesday 1 December 2021

<u>Present:</u>	Cllr. R. Ball – Chair	Borough Cllr. J. Hunt
	Cllr. R. Morgan-Brown – Vice-Chair	Lee Fennell, PCSO
	Cllr. P. French	Kirsty Linge, PCSO
	Lynda Ives - Clerk	Helen Binning, Community Warden
		1 Resident

1. Welcome and Apologies for Absence

The Chair formally welcomed everyone to the meeting. Apologies received and accepted from Parish Cllr. Clare, Randall, Herbert, May and Major, and Borough Cllrs. Woodford and Clark.

2. Visitors/Public Time

- Residents** – No comments
- County and Borough Councillors** – Borough Cllr. Hunt advised that Redrow will be installing the bus shelters when the road alterations are undertaken, he is awaiting confirmation as to whether or not they will pay for them. An art project and solar panel lighting is under consideration for the cattle arch.
- Community Warden/PCSO** – Community Warden – Advised that the service has been funded again, the roll is changing, but has not been officially advised as to what is happening. She will update the Parish Council in due course.

PCSO Reports - Bobbing - Crimes of note: None. Anti-social behaviour and other incidents of note: A report of a vehicle being interfered with on Keycol Hill was attended, but no-one was found in or around the vehicle and there was no damage. The rider of a motorbike was involved in a serious RTC on Sheppey Way. The road was closed for a time and the rider was taken to hospital by air ambulance.

The Meads – Crimes of Note: Gemstone Court, Quartz Way, youths gained entry to flats and set fire to the carpet, when challenged they pushed a shopping trolley into a resident before making off. Police attended and group were located a short time later – incident is under investigation. Olivine Close, male seen trying to steal lead from the roof of an address. Anti-social behaviour and other incidents of note: Gemstone Court, Quartz Way, youths gathering outside flats waiting for residents to leave so they can enter the building. Police attended and youths made off. Onyx Drive, reports of youths with a dirt bike and push bikes smoking cannabis and trying to get into the bin sheds. Police attended and were unable to locate the youths. Litmus House, Vellum Drive, male claiming to be from Parcel Force was gaining entry to the building and stuffing the letterboxes with newspaper so he could access the post after it is delivered.

The Grove - Crimes of note: Norwood Walk – suspicious vehicle. Grove Park – found stolen vehicle. Staplehurst Road – criminal damage to vehicle.

Advised that as from the 1 January 2022, Lee Fennell will be moving to the Isle of Sheppey, Kirsty Linge will take over Iwade, Bobbing and Lower Halstow, Katie Jordan will cover Borden and Grove, and Owen Taylor will cover Milton Regis and The Meads.

3. Minutes of the Previous Meeting

Proposed by Cllr. Ball and seconded by Cllr. Morgan-Brown, the Minutes of the meeting held on the 3 November 2021 were agreed and signed as a true transcript.

4. Declarations of Interest – None.

5. Matters Arising from the Minutes and Last Month's Meeting

1. **Bobbing Apple Junction** – No updates, leave on the agenda. *Action: Clerk*
2. **The Meads Community Woodland** – No response from Tree Officer, take off agenda. *Action: Clerk*
3. **New Councillors** – Peter French was welcomed to the Council; he signed the Acceptance of Office and took up his post. Sadly, the second candidate withdrew.
4. **20 mph Zone Signs – The Meads** – response received from KCC is somewhat confusing. Clerk instructed to approach KCC Officer asking for an explanation/clarification. *Action: Clerk*
5. **Local Plan Review Response** – the following response was submitted to Swale Borough Council (the Plan can be viewed at <https://swale-consult.objective.co.uk/kse> :

1. Swale Borough Local Plan (October 2021) - Issues and Preferred Options (Regulation 18)

Bobbing Parish Council has seen and discussed the document and would like to offer a few comments before replying to Questions 1 – 42 contained within Swale's document.

2. Bobbing is one of the "Western area" parishes in Swale on the outskirts of Sittingbourne which is an area under intense pressure to build even more houses.

The area has, in the last 25 years, seen a significant number of large developments. For example, The Meads, Watermark and NE Sittingbourne all fall within or adjacent to Bobbing, amounting to at least 3,000 houses. In addition, the adjacent parishes of Iwade, Newington and Borden have also seen significant residential developments. The combined developments in these four parishes and other developments close to the A249 and the Isle of Sheppey has placed considerable pressure on the quality of life for the residents of Bobbing Parish. As a result of these developments residents are complaining about:

- a) Lack of school places and the educational system for Sittingbourne and Sheppey.
 - b) Lack of medical and doctor facilities; one of the highest doctor/patient ratios in England
 - c) Cars parked in dangerous places (narrow roads and on blind corners).
 - d) Dangerous road junctions including two roundabouts which are not fit for purpose (B2006 and A2 with the A249).
 - e) Large and heavy construction traffic using residential roads.
 - f) Lack of pedestrian/traffic separation.
 - g) Pollution from volumes of traffic
 - h) Speed of traffic in residential areas.
 - i) The loss of good quality farmland which should be used for food production, bricks and mortar.
 - j) The loss of countryside for recreational walks.
 - k) There needs to be a countryside gap between villages and the Medway Towns.
3. Given the amount of development in recent years and the lack of a "grand plan" for the whole of Sittingbourne which has resulted in the area being subjected to piecemeal ad hoc planning producing the poor infrastructure the town has today. The whole western area of Sittingbourne needs a sustainability appraisal with no more ad hoc development based on an outdated road network which is not fit for purpose now and certainly not fit for the next 20 years.

It is time for other parts of the Borough to share the burden of development; that is the main urban areas and the eastern end of the Borough.

4. The Parish Council must comment on the prospect of Bobbing becoming a "Strategic Development Site" as suggested in Option 5 on page 40.

This development is unsustainable as it is further from the town centre than both the "Highsted Park" proposal and the "South-East Faversham" site is from Faversham town centre. The Bobbing site

would be car reliant and contribute significantly to already congested roads on and around Bobbing and Key Street/Keycol Hill.

5. Considering sites submitted through Regulation 19 consultation.

Given that local farmers and developers would like to develop the whole area from Teynham to Newington and Iwade to the Kent Science Park as shown in “the sites submitted through the Regulation 19 consultation map” (page 43) with no thought to food production and agricultural purposes.

Bobbing Parish Council would fully support “Option 3” on page 33 and to a lesser extent “Option 4” on page 36. It does not support “Options 1, 2 or 5”.

- Q1. Large scale development over 30 years – Yes (awaiting PPG update).
- Q2. Sustainability Appraisal (Development in one place, e.g., along A249, impacts in one area and not evenly spread across the borough). Yes
- Q3. Key issues/challenges (carbon zero, housing with solar panels and charging points, traffic that moves/flows and not gridlocked). Yes
- Q4. Yes (but stronger reference to 4.0.5 aspirations).
- Q5. Yes (but tone down “larger sites” in 4.2.1.7).
- Q6. Yes (KCC several years ago attempted to calculate a different statistical method, also Swale is constrained by poor infrastructure and high-quality agricultural land for food production the latter appears to have been overlooked)
- Q7. Yes (ask by all means but who has surplus land!).
- Q8. Yes.
- Q9. No comment. The Parish Council does not have resources to calculate SBC windfalls.
- Q10. Yes.
- Q11. Option 1 – Business as usual – No.
- Q12. Option 1 – Business as usual – No.
- Q13. Option 2 – Main centres and rural areas – No.
- Q14. Option 2 – Main centres and rural areas – No.
- Q15. Option 3 – Even distribution main urban areas – Yes.
- Q16. Option 3 – Even distribution main urban areas – Yes.
- Q17. Option 4 – Developments at eastern end of borough – Yes.
- Q18. Option 4 – Developments at eastern end of borough – Yes.
- Q19. Option 5 – Strategic sites – No.
- Q20. Option 5 – Strategic sites – No.
- Q21. Option 5 – Strategic sites – No. Not an even distribution of developments.
- Q22. Yes.
- Q23. No.
- Q24. Yes (support Option 3 or 4).
- Q25. There is no “grand plan” for Swale. Piecemeal development here and there does not make for a joined-up area. Need for review/audit of all infrastructure.
- Q26. No comment.
- Q27. No comment.
- Q28. Design – architectural standards should reflect local styles not “off the shelf” build anywhere properties. Also, not whole streets of same house types.
- Q29. Trees – with caution, they grow big! Roots also grow big! Consider underground services, pruning, can cause accidents when planted in wrong place e.g., site lines. Too many shrubs and bushes which collect and hide litter.
- Q30. No comment.
- Q31. Yes.
- Q32. Yes – that should be the minimum aspiration.
- Q33. No comment – self build probable result detached house or small cul-de-sac of detached houses.
- Q34. No comment – affordable threshold in rural areas.
- Q35. Large gypsy/traveller sites do not always work, need to be family focused.

- Q36. No.
- Q37. Yes – do not allocate, allow flexibility depending on use class.
- Q38. No comment.
- Q39. Depends on type of industry. Large delivery/service buildings to be near wide main roads for easy access by lorries. Offices could be near to town centre. Noisy, smelly, 24hour operations away from residential.
- Q40. Consider an audit of all office buildings and employment sites to assess vacancies and suitability for 21st century before building on green fields. If units are empty and out of date, consider rebuilds!
- Q41. Yes – agree with multi use provided uses are compatible.
- Q42. Free time limited car parks, remove clutter and unnecessary street signs, find use for empty shops (e.g., displays, tourist information, local crafts or galleries). Some shops could do with a coat of paint to improve appearance.

6. **Parish Councillors' Reports**

Cllr. French advised the dog bins are not being emptied on The Meads (being action by Borough Cllr. Hunt)

Cllrs. Morgan-Brown and Ball – nothing to report.

7. **Correspondence**

1. **KALC Community Awards Scheme 2022** – None to put forward.
2. **Clerk's Resignation** – Noted the Clerk has tendered her resignation, with effect from the 1 December, her last day at work being 28 February 2022. Agreed to place an abbreviated advertisement on the Parish Council's website and noticeboards, on Facebook pages, SLCC Facebook page, KALC site, Swale CVS and to look at placing details in the local newspapers. **Action: Clerk**

8. **Planning Applications**

1. **21/505802/FULL:** Erection of part single/part two storey rear extension with internal alterations: 19 Bobbing Hill Bobbing Kent ME9 8NY – no comments.
2. **21/505704/FULL:** McDonalds Sheppey Way Bobbing Sittingbourne Kent: Erection of 1no. electric vehicle charging station with associated equipment and retaining wall – no comments.
3. **21/506111/ADV:** Advertisement Consent for the installation of 4no. Non illuminated Fascia Signs, 1no. Internally illuminated Fascia Sign, 1no. Internally illuminated Projecting Sign, 7no. Window Graphic Vinyls and 1no. Dibond Panel: Tesco Express Unit 1 Quartz Way Sittingbourne 5AB – no comments.

9. **Finance**

1. **Defibrillator and Electric Quotes – Gadby Road, The Meads, McDonald's Site** – Proposed by Cllr. Morgan-Brown and seconded by Cllr. French, agreed to accept the revised quote (due to the original equipment no longer being available and price increases) dated 1 December 2021 for One Mediana HeartOn AED and Defibstore 4000 Outdoor AED Cabinet, at a total cost of £1632, which includes VAT, which is recoverable. This Defibrillator to be sited on the HEMs unit in The Watermark, to serve this area and the surrounds. Discussions still ongoing with McDonalds and Gadby Road Co-op regarding siting Defibrillators in these areas. Keep on Agenda. **Action: Clerk**
2. **Snooker Table Disposal** – An offer of £250 (to collect and take away) has been made for the Snooker Table. Proposed by Cllr. Morgan-Brown and seconded by Cllr. French, agreed to accept this offer; Chair to ask Village Hall to arrange collection and agreed to donate the £250 to Bobbing Village Hall. **Action: Cllr. Ball**
3. **Bus Shelter, The Meads** – Awaiting update from Redrow (see 2.2 above), Borough Cllr. Hunt to update Clerk. Leave on the Agenda. **Action: Clerk**

4. **Picnic Table, Grove Park Play Area** – Proposed by Cllr. Morgan-Brown and seconded by Cllr. French, agreed to accept the quote of £935 to install two concrete slabs, installation of picnic tables and anchors at the Gore Court Cricket Club Ground. Further agreed to accept the cost for the picnic tables and anchors of £970 plus VAT. Clerk to arrange a meeting between the Contractor and Swale Borough Council to agree exact location of concrete bases/tables. **Action: Clerk**
5. **Budget and Precept 2022/23** – Proposed by Cllr. Morgan-Brown and seconded by Cllr. French, agreed the Parish Council will not raise the Precept due to the current economic climate. **Action: Clerk**
6. **Accounts and Cheques Raised** – Proposed by Cllr. Morgan-Brown and seconded by Cllr. French, Members noted the budget figures, agreed the accounts to the 30 November 2021 and the following payments were agreed. Cllrs. Morgan-Brown and Ball to log into Unity Bank to authorize the payments. **Action: Cllrs. Morgan-Brown/Ball**

EXPENDITURE				
Pay Date	Pay Method	Payable to	Reason	Amount
01.12.21	BACs	L. Fisher	Expenses November: telephone, use of home	£21.00p
01.12.21	BACs	H.M. Revenue & Custom	Tax due for November	£93.80p
01.12.21	BACS	Sittingbourne Christmas Lights and Sleigh Rounds	S.137 Donation	£50.00p
01.12.21	SO	Staff Salary	November	£375.05p
01.12.21	SO	Invicta IT Solutions	12 Microsoft 365 Mailboxes	£52.32p
01.12.21	DD	HugoFox	Website monthly fee	Not taken
INCOME				
Pay Date	Pay Method	Payment From	Reason	Amount

10. Reports From Representatives

1. **KALC Area Committee** – Discussion on climate change; next meeting in January.
2. **Western Area Committee** – No meeting.
3. **Swale West Parishes Meeting** – Only three Councillors attended. Covid funds available, also funding can be obtained through the Post Code Lottery. A discussion took place on Defibrillators, and these being placed in Village Halls. Looking at a befriending scheme. Next meeting in April 2022.

11. Any Other Matters Arising – None.

12. Next Meeting(s)

Wednesday 5 January 2022, 7.30 p.m. at Bobbing Village Hall.

The meeting closed at 21.50 p.m.

These minutes are certified to be a true and just record.

Signed: _____ **Date:** _____